



NAME: GARRETT PARK HISTORIC DISTRICT (ATLAS #30/13)

ADDRESS: Multiple

HISTORY/DESCRIPTION: Garrett Park is one of the County's earliest and most significant railroad communities. Named after Robert Garrett, founder of the B&O Railroad and built on 154 acres of the original 500 purchased by Henry Copp in 1886, the community reflects nearly a century of diverse architectural styles. These include a good number of Victorian (primarily Queen Anne style) structures, "Chevy" houses from the 1920s (so named because of the optional garage and Chevrolet), Sears "mail order" houses from the 1930s, post-World War II Techbilt structures, and contemporary homes with Frank Lloyd Wright influences that were designed by Howard University professor Alexander Richter. The varied styles and building setbacks are unified by an original landscape plan that was directly influenced by horticulturist William Saunders. On both the meandering streets following the topography north of Strathmore and on the grid streets to the south there are dense shade trees and flowering trees and shrubs. These mature plantings and the varied species which typify Saunders' arboretum concept distinguish Garrett Park from the more homogeneous subdivisions nearby. The incorporated town has its own mayor and council, who meet in the town hall (an adapted 1897 church); residents nurture a strong sense of community through encounters at the post office in the single commercial building next to the railroad tracks and through participation in many community activities.

CURRENT USE: Residential community.

PLANNING ISSUES: One of the unique and significant features of Garrett Park is its strong sense of community and its autonomous identity. Because of these qualities, it is essential that provisions for including the elected officials and all residents of the Town of Garrett Park in the historic preservation process and in decisions relating to preservation issues be given high priority.

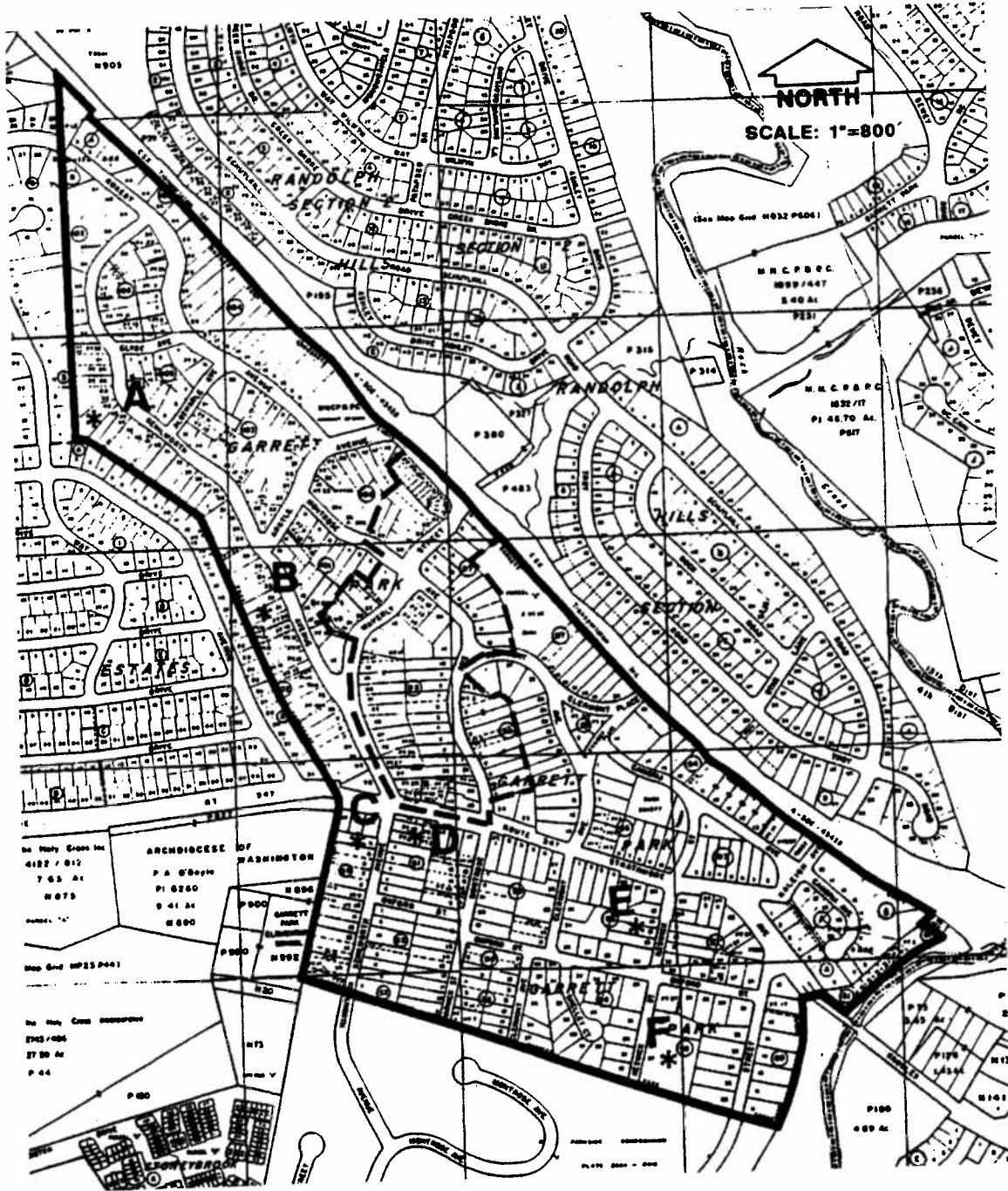
The Town of Garrett Park is currently within the Regional District and, thus, falls under County planning and zoning jurisdiction. Since historic designation in Montgomery County is a planning process, the creation of a locally-designated historic district in Garrett Park must be accomplished through amending the Master Plan for Historic Preservation. The administration of all designated historic sites within the Regional District in Montgomery County is governed by the County's Historic Preservation Ordinance, Chapter 24A of the County Code. Although the County's involvement, as described above, is legally mandated, the Town of Garrett Park must also be actively and significantly involved in all preservation issues within the community.

A recommendation outside the historic preservation process that is being made for Garrett Park is the creation of an overlay zone, which would preserve the Town's unique park-like setting by retaining open space around new or expanded houses and would encourage housing of a size that would maintain both diversity within the Town as a whole and compatibility with neighboring houses. A full discussion of this overlay zone recommendation is included in the Land Use and Zoning Plan section of this Plan.

Another planning issue to be noted is Strathmore Avenue. This road is one of the few east-west connectors through the planning area and carries increasing volumes of traffic. However, widening

GARRETT PARK HISTORIC DISTRICT

FIGURE 67



- HPC Recommended Boundaries
- - -** Staff Recommended Boundaries
- *** Staff Recommended Resources
- A** 11210 Kenilworth Avenue
- B** 11018 Kenilworth Avenue

- C** Garrett Park Town Hall
- D** 10811 Kenilworth Avenue
- E** 10806 Keswick Street
- F** 10701 Keswick Street

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would have a major negative impact on the Garrett Park National Register Historic District and would physically divide the community. This Plan does not recommend widening of Strathmore Avenue.

PLAN RECOMMENDATION: Designate as a historic district, the portion of the Town of Garrett Park generally bounded by the railroad tracks on the north, Strathmore Avenue on the south, Waverly Avenue to the west, and Montrose Avenue to the east and more specifically delineated on Figure 67. Also designate the following six individual resources:

10701 Keswick Street

Built in 1894, the house is a transitional design, late Victorian and early Colonial Revival in its character. It was built by Owen K. and E. V. Truitt and was later owned by architect Alexander Richter. Richter was responsible for subdividing the farm; the new area along Weymouth Street is known as "Richterville." Richter designed several homes in this subdivision early in the 1950s.

10806 Keswick Street

The Queen Anne/Shingle Style design of this house has been well preserved since its construction c. 1892. The original owner was Garrett Park Town Council member Eppa P. Norris, who served on the Council from 1902-1905; later it was the home of David Bissett (Town Council, 1906-1912, 1919-1921).

Garrett Park Town Hall

This structure was originally the St. James Episcopal Chapel, built in 1897. Its construction was funded by subscription by Town residents and from the beginning served more than one religious denomination. The building was purchased by the Town and has served continuously through its history as a community meeting place.

10811 Kenilworth Avenue

This house is an excellent Montgomery County example of Stick Style residential design, constructed around 1894. It was the home of W. Scott Macgill who was Mayor of Garrett Park from 1920-1924.

11018 Kenilworth Avenue

Built by 1892, this was the home of Eugene Brady, who was Mayor of Garrett Park from 1898-1902. The structure is also significant as one of Garrett Park's most intact late 19th century suburban dwellings, distinguished by its fine Italianate and Queen Anne architectural detailing.

11210 Kenilworth Avenue

Garrett Park's first telephone was located here, and this was the home of H. Hollerith, inventor of the Hollerith code/key punch system. This system was used for the U.S. Census in 1890 and 1900. In addition to its historic associations, the house is an excellent, well-preserved example of the Queen Anne style design, in fashion at the time of Garrett Park's beginnings. This house was built in 1897.

6.5 HISTORIC DISTRICT DATA

Data was collected on the date of construction for each building, noting structures from the late 19th century, early 20th century, mid-20th century, and late 20th century (those less than 50 years old). Buildings which were outstanding from an architectural or historic perspective, regardless of their specific construction date, were then noted.

Using this information, buildings were placed in categories identical to those approved for the Takoma Park Historic District:

Outstanding Resource: A resource which is of outstanding significance due to its architectural and/or historical features. An outstanding resource may date from any historical period and may be representative of any architectural style. However, it must have special features, architectural details, and/or historical associations that make the resource especially representative of an architectural style, it must be especially important to the history of the district, and/or it must be especially unique within the context of the district.

Contributing Resource: A resource which contributes to the overall character of the district and its streetscape, but which is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape due to their size, scale, and architectural character.

Non-Contributing or out-of-period resource: A resource which is an intrusion in the district because of its lack of architectural and historical significance and/or because of major alterations that have eliminated most of the resource's original architectural integrity. Or a resource that is a newer building, which possibly contributes to the overall streetscape, but is out of the district's primary historical and architectural context.

Under these categories, the forty structures in the Garrett Park Historic District that the Council approved are identified as follows:

<u>ADDRESS</u>	<u>DATE</u>	<u>CATEGORY</u>
10903 Kenilworth	1926	Outstanding
10909 Kenilworth	1891	Outstanding
10911 Kenilworth	1964	Non-Contributing/Out-of-Period
10913 Kenilworth	1964	Non-Contributing/Out-of-Period
10915 Kenilworth	1964	Non-Contributing/Out-of-Period
10925 Kenilworth	1892	Outstanding
10904 Montrose	1963	Non-Contributing/Out-of-Period
10905 Montrose	1925	Contributing



(cont'd)

<u>ADDRESS</u>	<u>DATE</u>	<u>CATEGORY</u>
10909 Montrose	1925	Outstanding
10910 Montrose	1928	Outstanding
10912 Montrose	1927	Outstanding
10914 Montrose	1990	Non-Contributing/Out-of-Period
10915 Montrose	1925	Contributing
10918 Montrose	1936	Contributing
10919 Montrose	1925	Contributing
10922 Montrose	1908	Outstanding
10923 Montrose	1892	Outstanding
10926 Montrose	1903	Contributing
10933 Montrose	1926	Contributing
10934 Montrose	1894	Contributing
10935 Montrose	1926	Contributing
10937 Montrose	1926	Outstanding
10938 Montrose	1952	Non-Contributing/Out-of-Period
10941 Montrose	1926	Contributing
11005 Montrose	1890's	Outstanding
— Rokeby	1930's	Contributing (train shed; moved here in 1980's)
11010 Rokeby	1926	Contributing
4705 Strathmore	1936	Outstanding
4709 Strathmore	1926	Contributing
4600 Waverly	1894	Outstanding
4601 Waverly	1922	Contributing
4605 Waverly	1911	Contributing
4609 Waverly	1892	Outstanding
4700 Waverly	1962	Non-Contributing/Out-of-Period
4701 Waverly	1890	Outstanding
4702 Waverly	1890	Outstanding
4709 Waverly	1972	Non-Contributing/Out-of-Period
4710 Waverly	1889	Outstanding
4711 Waverly	1889	Outstanding
4716 Waverly	1892	Outstanding

The categorizations as shown above would result in 45 percent Outstanding resources in the Garrett Park Historic District, 35 percent Contributing resources, and 20 percent Non-Contributing/Out-of-Period.

The six individual historic sites in Garrett Park are not included in this list. They are each designated on the Master Plan for Historic Preservation as individual landmarks and have a high level of review, as is appropriate with an individually-designated site.

This Plan recommends the future development, in conjunction with the citizens of Garrett Park, of specific Historic Preservation Review Guidelines (similar to those developed for Takoma Park).

ENVIRONMENTAL SETTING: See Figure 67 for delineation of the district/individual sites in the Town of Garrett Park.